



Meeting Minutes

Core Area Advisory Board (CAAB)

CITY OF BEND

Location: City Council Chambers, Bend City Hall, 710 NW Wall Street, Bend, Oregon, and online

Date: September 18, 2025

Time: 3:00 to 5:00 pm

Corie Harlan called to order the Core Area Advisory Board Committee meeting on Thursday, September 18, 2025, at 3:03 p.m. Participants could attend online and in the City Council Chambers, 710 NW Wall Street, Bend, Oregon, or watch live from YouTube

Roll Call: Corie Harlan (Chair), Dale Van Valkenburg (Vice-Chair)(Absent), John Fischer, Katherine Austin, Dawn Cofer (Zoom), Hank Kamakaala, John Heylin, James Teeter

Council Liaison:

1. Minutes adopted unanimously: April 17, 2025, June 26, 2025 and August 21, 2025
2. Public Comment: N/A
3. Bend Development Code Amendments Recommendation by Pauline Hardy.

Design Review and Glazing Exemptions for Bend Central District

- a. Discussion around a 25% glazing loss threshold for design review exemptions in the Bend Central District
- b. CAAB voted unanimously to recommend this amendment to the Planning Commission and City Council.

4. Core Area Business and/or Property Owner Impact.

Presented by Christy Schmidt (Compass Commercial) and Connie Peterson (property owner).

Property Challenges at 355 NE 2nd Street

Issues include:

- a. Houselessness, drug activity, and vandalism.
- b. A city-mandated street connection that bisects the property.
- c. Difficulty selling or leasing due to these barriers.
- d. Emotional and financial strain on the owners.

5. Draft Outline of the Core Area Investment Strategy and Action Plan.

A comprehensive 5-year plan with a projected \$8.9M investment.

Focus areas:

- a. **Create Place & Foster Vibrancy:** Greening, urban design, public art, and wayfinding.
- b. **Move the Market:** Incentives, permitting streamlining, small business and affordable housing loans.

- c. **Branding & Visibility:** District branding, annual investment summits.
- d. **Capacity Building:** Hiring staff, exploring a Business Improvement District (BID).

6. Strong support for:

- a. More trees and green space.
- b. Addressing homelessness compassionately but effectively.
- c. Transparency around sewer infrastructure and Franklin Avenue design.
- d. Involving the business community in planning
- e. Recognition the CAAB is entering a more active “working board” phase

7. Next Steps:

Finalize investment strategy and policy recommendations by December.

Joint CAB/TBOC meeting on September 29 to discuss Franklin Avenue and Midtown planning.

A vacancy on the board was announced (Jeff Baker resigned).

8. Adjournment: Corie Harlan adjourned the September 18, 2025, Core Area Advisory Board at 4:53 pm

9. Next Meeting: October 16, 2025, 3:00 PM, Council Chambers at City Hall



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